

1 BILL NO. R-87-06-29

2 DECLARATORY RESOLUTION NO. R-47-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 714 W. Washington Blvd., Fort Wayne,
8 Indiana 46802. (Keefer Printing Co.,
9 Inc., Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Lots 137, 138, 139 Rockhills
16 1st Amended Addition;

17 said property more commonly known as 714 W. Washington Blvd.,
18 Fort Wayne, Indiana 46802;

19 WHEREAS, recommendations have been received from the
20 Committee on Finance and the Department of Economic Development
21 concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said
23 Resolution has been published in accordance with I.C. 5-3-1 and
24 a public hearing has been conducted on said Resolution;

25 WHEREAS, if said Resolution involves an area that has
26 already been designated an allocation area under I.C. 36-7-14-39,
27 the Fort Wayne Redevelopment Commission has adopted a Resolution
28 approving the designation.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
30 THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, the Resolution previously designating
32 the above described property an "Economic Revitalization Area" is
confirmed in all respects.

SECTION 2. That, the hereinabove described property is
hereby declared an "Economic Revitalization Area" pursuant to

1 Page Two

2 I.C. 6-1.1-12.1, said designation to begin on the effective date
3 of this Resolution and continue for a one (1) year period. Said
4 designation shall terminate at the end of that one (1) year period.

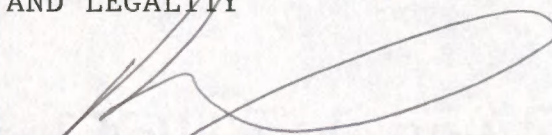
5 SECTION 3. That, said designation of the hereinabove
6 described property as an "Economic Revitalization Area" shall
7 only apply to a deduction of the assessed value of both real estate
8 and personal property for new manufacturing equipment.

9 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
10 hereby determined that the deduction from the assessed value
11 of the real property shall be for a period of ten (10) years.

12 SECTION 5. That this Resolution shall be in full force
13 and effect from and after its passage and any and all necessary
14 approval by the Mayor.

15
16 
Councilmember

17 APPROVED AS TO FORM
18 AND LEGALITY

19 
20 _____
21 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by Stier
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ M., E.

DATE: 6-23-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Stier
seconded by Redd, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 7-14-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-47-87
on the 14th day of July, 1987,

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of July, 1987,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of July,
1987, at the hour of 9:00 o'clock A. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-87-06-29

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 714 W. Washington Blvd., Fort Wayne,
Indiana 46802. (Keefer Printing Co., Inc., Petitioner).

EFFECT OF PASSAGE Renovation of entire existing 13,000 sq. foot structure,
with new historical facade and the addition of 4,000 sq. feet of
new space, which will have a positive impact on the area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$470,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☒ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: KEEFER PRINTING CO., INC.

Address of Applicant's Principle Place of Business:

714 W. WASHINGTON BLVD.
FT. WAYNE, IN 46802

Phone Number of Applicant: (719) 424-4543

Street Address of Property Seeking Designation:

SAME

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-3B

What zoning classification does the project require? B-3B

What is the nature of the business to be conducted at the project site?
COMMERCIAL PRINTING

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

13,000 Sq. FOOT STRUCTURE

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land	<u>10,200.00</u>
Improvements	<u>29,700.00</u>
Total	<u>39,900.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 6900.00 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

RENOVATING ENTIRE EXISTING STRUCTURE W/ NEW HISTORICAL FACADE
AND ADD 4000 Sq. FEET OF NEW SPACE.

Cost of Improvements: \$ 425,000.00

Development Time Frame:

When will physical aspects of improvements begin? AUGUST 1, 1987

When is completion expected? DECEMBER, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

45" PAPER CUTTER

Cost of New Manufacturing Equipment? \$ 55,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? DECEMBER

When is installation expected to be completed? DECEMBER

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 18

How many permanent jobs will be created as a result of this project? 8

Anticipated time frame for reaching employment level stated above?

2 YEARS

What is the nature of those jobs?

6 WILL BE SKILLED GRAPHIC ARTS JOBS AND 2 TO BE IN SALES AND PRODUCTION MANAGEMENT

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THERE ARE SOME EVIDENCES OF AGE AND DETERIORATION OF GROWTH IN THIS AREA OF TOWN. THIS PROJECT SHOULD HAVE A VERY POSITIVE IMPACT ON THESE PROBLEMS.

In what Township is project site located? WAYNE

In what Taxing District is project site located? FT. WAYNE - WAYNE

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

JAMES KEERER OR RICHARD KEERER - 714 W. WASHINGTON

Phone Number of Contact Person (219) 424-4543

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Richard Keerer
Signature of Applicant

6-17-87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

LEGAL *LOTS 137, 138, 139 ROCKHILLS 1ST ATTENDED ADDITION

BILL NO. R-87-06-29

Held 7/14

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 714 W. Washington Blvd., Fort Wayne,
Indiana 46802 (Keefer Printing Co., Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ RESOLUTION UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

Ben A. Eisbart
BEN A. EISBART
CHAIRMAN

James S. Stier
JAMES S. STIER
VICE CHAIRMAN

Charles B. Redd
CHARLES B. REDD

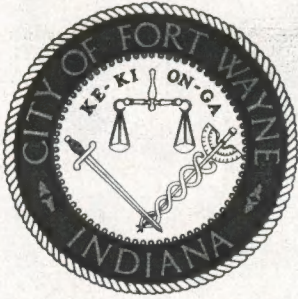
Donald J. Schmidt
DONALD J. SCHMIDT

Samuel J. Talarico
SAMUEL J. TALARICO

CONCURRED IN

7-14-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

June 26, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of June 30, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-87-06-28 & R-87-06-29
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-06-28 AND R-87-06-29)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 6-23-87,
date
designating property at 714 W. Washington Blvd., Fort Wayne, Indiana
(Keefer Printing Co., Inc., Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on July 14, 1987, at 7:00 P.M., City-County
date, time & place
Bldg., Common Council Conference Room 128, One Main Street, Fort
Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4
17
2
23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00

TOTAL AMOUNT OF CLAIM

\$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date June 30, 19 87

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time

which was duly published in said paper for the dates of publication being as follows:

6/30/87

Subscribed and sworn to me before this 30th day of June 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-06-28 AND R-87-06-29)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 6-23-87, designating property at 714 Washington Blvd., Fort Wayne, Indiana (Keefer Printing Co., Inc., Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on July 14, 1987, at 7:00 P.M., City-County Bldg., Common Council Conference Room 128, One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 4
Body number of lines 17
Tail number of lines 2
Total number of lines in notice 23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ 6.90
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose
Title CLERK

June 30 87
Date 19

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 6/30/87

Subscribed and sworn to me before this 30th day of June 1987
Shelley R. LaRue Notary Public
My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-06-28 AND R-87-06-29)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk